

MEETING No.1355
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 7th October 2024 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Anne Allen, Devoran Ward
Cllr Rick Bowers, Feock Ward
Cllr Beverly Johnson, Feock Ward
Cllr Corine Dyke, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Mr Peter Allen

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies received from Cllrs P Allen, J Allen, B Yates, M Steel and K Hambly-Staite.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 24th June 2024 as a true record of the meeting. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Allen declared an interest in planning application PA24/03334 and stated that she would not take part in the discussion or vote.

4. PUBLIC PARTICIPATION

Peter Allen spoke regarding PA24/03334 stating that he was representing both the applicant and agent as they had been unable to attend. He read out a statement which had been prepared by the Planning Agent, Richard Harrison, that had also been submitted to Cornwall Council, and a statement from the applicant Alison Allen.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

SCHEDULE A applications

RESOLUTION: Cllr Allen proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr Kemp and carried by the meeting.

PA24/06861 (056) - Haylands Pill Creek Feock TR3 6SH

The Parish Council has no objection.

PA24/06969 (055) - Quay Cottage Penpol Devoran TR3 6NN

The Parish Council has no objection.

PA24/07296 (058) - Pencoose 11 Wellington Plantation Penelewey Feock TR3 6QP

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

PA24/07300 (059) - Bramble Bank Pill Lane Feock TR3 6SE

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

PA24/06779 (060) - 17 Elm Grove **Feock** TR3 6RH

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

PA24/07343 (061) - Springwood 2 Wellington Plantation Penelewey **Feock** TR3 6QP

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

PA24/07193 (062) - 9 Chapel Terrace **Devoran** TR3 6PY

The Parish Council note that no neighbours have commented on the application and subject to the Planning Officer ensuring that the proposals will cause no harm within the conservation area has no objection.

Schedule B applications

PA24/03334 (053) – Narabo Vale **Devoran** TR3 6NF

RESOLUTION: Cllr Dyke proposed the consultee comment for the application as:

The Parish Council has no objection to this application. We note the comment of the neighbour regarding the extent of the site and the rear extension walls that are at an angle to each other and the potential of issues arising, however consider that these are not material planning considerations. We would ask that the applicant consider incorporating some provision for roosting bats in the new build.

This was seconded by Cllr Johnson and carried by the meeting.

PA24/04677 (057) - Shortlands Ropewalk Penpol **Devoran** TR3 6NP

RESOLUTION: Cllr Dyke proposed the consultee comment for the application as:

The Parish Council consider this proposal an improvement on the previous, and raise no objection to the application in principle subject to the Tree Officer having no concerns, and also that planning conditions are attached to any approval which would prevent the use of the ledge, shown on the first floor plans with areas of planting, to be used as an outdoor amenity space to ensure no overlooking and loss of amenity to the direct neighbours behind. In this respect we would also ask for the removal of permitted development rights for elevations where changes to windows or addition of doors would also result in overlooking.

This was seconded by Cllr Bowers and carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Kemp proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Allen and carried by the meeting.

PA24/06573 (046) - 9 Chapel Terrace **Devoran** TR3 6PY

The Parish Council wish to maintain as much tree cover in the Parish as possible and consider this application provides insufficient information to justify the felling of these trees in this conservation area and would therefore ask for a comment from the Tree Officer.

PA24/06718 (047) - Carrick Court Restronguet Point **Feock** TR3 6RB

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

PA24/06167 (048) - Lambrook House **Feock** TR3 6RG

The Parish Council will defer to Cornwall Council's HEP Officer for this application.

PA24/06736 (049) - Beavers Lodge Penpol **Devoran** TR3 6NP

The Parish Council ask for a report from the Tree Officer.

PA24/06395 (044) - The Little Barn The Stables Trevilla Road Feock TR3 6QG

The Parish Council has no objection.

PA24/06222 (042) - Land Off Valley Lane Carnon Downs

The Parish Council has no objection.

PA24/06300 (043) - Tregoose Point Devoran TR3 6NX

The Parish Council agree that there has been a tennis court and garden in this location for over 10 years.

PA24/04141 (039) - Brook Cottage Devoran TR3 6NF

Whilst having no objection in principle to this application we would ask the Planning Officer to look at the issue of waste water from the property. We understand that there is currently an ancient septic tank behind the cottage which discharges into the brook running alongside the property, there is a packet treatment plant planned to be placed in front of the property toward the creek and we would like assurance that this will not cause any contamination to the brook and hence the Creek.

PA24/06035 (038) - Woodlands Penelewey Feock TR3 6QU

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA24/06163 (040) - 6 Tremayne Close Devoran TR3 6QE

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA24/06218 (041) - Clockhouse Feock TR3 6SG

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA24/05612 (030) - 14 Devoran Lane Devoran TR3 6PA

The Parish Council has no objection to this application.

PA24/05541 (031) - The Stables Penny Lane Harcourt Lane Feock TR3 6RW

The Parish Council ask for Cornwall Council's Tree Officer to visit the site to confirm the presence of Ash dieback. Should dieback be confirmed then we also ask the Tree Officer to advise if felling is the only course of action that can be taken, we wish to maintain as much tree cover as possible in the Parish and would wish to see the trees retained if possible.

PA24/05690 (032) - Loe Wall Loe Beach Feock TR3 6SH

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA24/05624 (033) - Quay Cottage Penpol Devoran TR3 6NN

The Parish Council has no objection to this application.

PA24/03771 (034) - Bosalan Restronguet Point Feock TR3 6RB

The Parish Council has no objection to this application and supports the comments of the Tree Officer.

PA24/05404 (035) - Chycoose Boat House Land East of The Old Cart House Chycoose Devoran TR3 6NU

Despite the Parish Council's objections due to visual impact and noncompliance with the NDP we accept the principle of a small holiday home on this site has now been established however object to the loss of the boathouse element in this revised application. We are also concerned with the proposal to park a car over the

cess pool and require assurance that any revised planning approval for this site should ensure that planning conditions no. 3 and 4 of PA20/05108 are maintained.

PA24/04796 (036) - Premier Inn Forth Coth Carnon Downs TR3 6JZ

Whilst having no objection in principle to this application for increased bedrooms we are concerned that there is no increase in parking and therefore consider the application currently fails to meet with NDP policies GA3 and ECON1. We would also wish to see cycle storage and the use of solar panels in the proposal to meet with the objectives (8 and 11) of the NDP.

PA24/05354 (037) - Ragnarok Trolver Hill Feock TR3 6RR

The Parish Council maintain their objection to this application as previously stated for PA24/02474:

Having reviewed the minor amendments made in this new application the Parish Council reiterate their disappointment and frustration that this property has not been built in accordance with planning permission. We consider that Cornwall Council should ensure compliance with planning approvals and enforcement action should be taken when not adhered to. We consider that our consultee comment for PA23/06627 also applies to this latest application: The submitted plans would suggest that the building is no higher than previously approved, however the digging out of the site to create a lower ground floor, creates a three-storey building which becomes more obvious, dominant and overbearing in its setting. The glazed balconies where garden terracing was approved, also do nothing to lessen the impact the development has on the landscape and also cause overlooking issues to Mill Pond Cottage and Trevallion Vean. Further, the significant increase in fenestration from the large glazed panels installed will result in additional reflection and light spill into this Creekside setting in the AONB. Therefore, in consideration of NDP Policies D1, LS2 and BIO1 the Parish Council are unable to accept these changes to the approved design and must object to this application.

We would also add that we consider this application should be determined on its planning merits. The recent *Armstrong v Secretary of State & Cornwall Council* [2023] judgement explains that S73 allows the determination of an application of non compliance with any planning condition not in conflict with the operative part of the permission. It does not however dictate the outcome of that application.

PA24/06035 (038) - Woodlands Penelewey Feock TR3 6QU

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA24/04141 (039) - Brook Cottage Devoran TR3 6NF

Whilst having no objection in principle to this application we would ask the Planning Officer to look at the issue of waste water from the property. We understand that there is currently an ancient septic tank behind the cottage which discharges into the brook running alongside the property, there is a packet treatment plant planned to be placed in front of the property toward the creek and we would like assurance that this will not cause any contamination to the brook and hence the Creek.

PA24/06163 (040) - 6 Tremayne Close Devoran TR3 6QE

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application

PA24/06218 (041) - Clockhouse Feock TR3 6SG

Application for works to a Tree subject to Tree Preservation Order namely remove on Ash tree

PA24/06222 (042) - Land Off Valley Lane Carnon Downs

The Parish Council has no objection.

PA24/06300 (043) - Tregoose Point Devoran TR3 6NX

The Parish Council agree that there has been a tennis court and garden in this location for over 10 years.

PA24/06395 (044) - The Little Barn The Stables Trevilla Road Feock TR3 6QG

The Parish Council has no objection.

PA24/06573 (046) - 9 Chapel Terrace Devoran TR3 6PY

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PA24/06167 (048) - Lambrook House Feock TR3 6RG

The Parish Council will defer to Cornwall Council's HEP Officer for this application.

PA24/06736 (049) - Beavers Lodge Penpol Devoran TR3 6NP

The Parish Council ask for a report from the Tree Officer.

PA24/06833 (50) - Overstrand Restronguet Point Feock TR3 6RB

The Parish Council will defer to the Tree Officer for this application and support the informative he proposes.

PA24/05821 (051) - West Trevilla Feock TR3 6QW

The Parish Council has no objection in principle to this application subject to a condition tying the accommodation to the principle dwelling perpetuity.

PA24/06868 (052) - Tregoose Point Devoran TR3 6NX

The Parish Council has no objection.

PA24/06862 (054) - Lowena Green Close Feock TR3 6SF

The Parish Council has no objection.

7. MATTERS TO REPORT

Following discussion it was unanimously agreed that the response to the 5-day Local Council Protocol letter received regarding PA21/11529 (Land South Of Edgefield Old Carnon Hill Carnon Downs) would be to agree to disagree.

It was reported that an email from Coastline Housing had been received stating that work was now starting on the affordable housing development at Valley Lane. Should any urgent or Health & Safety issues arise then the first point of call should be the site manager.

It was further reported that the appeal against the refusal of PA23/06934 (Land East of Point Road, Carnon Downs) has been dismissed by the Planning Inspectorate and also that the National Trust have submitted an appeal against the refusal of PA22/10184 (Trelissick Gardens, Trelissick, Feock).

8. DATE OF NEXT MEETING

It was agreed that the date of the next meeting would be decided by Councillors via email as soon as possible.

There being no further business the meeting closed at 4.46pm.